Karen Johnson Davidson County
Batch# 1442980 DEEDQC
07/07/2026 01:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260707-0061158

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF July, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/05/29
(AFFIX SEAL)

MATTIE MARTIN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/05/2029 DAVIDSON COUNTY

WG-QCD-26-3735

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hoa Thach Quach and Kim Dung Quach Nguyen as tenants in common with rights of survivorship	**Same as new owner**	
(NAME)	(NAME)	**13311016000**
3735 Valley Ridge Drive,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HOA THACH QUACH,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **HOA THACH QUACH AND KIM DUNG QUACH NGUYEN AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 207 on the Plan of Valley View Meadows, Section 2, of record in Plat Book 3600, Page 60, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Hoa Thach Quach and husband, Hoang Hong Nguyen, by Warranty Deed from Christine Walden, dated May 27, 1998, and of record in Book 10962, Page 825, Register's Office for Davidson County, Tennessee.

The said Hoang Hong Nguyen having since died. His interest in the subject property vested at his death in Hoa Thach Quach as surviving tenant by the entirety.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3735 Valley Ridge Drive, Nashville, Tennessee 37211**.

Witness my/our hand(s) this the 6 day of July, 2026

Hoa Thach Quach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOA THACH QUACH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6 day of July, 2026.

Notary Public
My Commission Expires: 11/05/29
(SEAL)

MATTIE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/05/2029
DAVIDSON COUNTY

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/6/2026 (date of document).

Affiant Signature

Date 7/6/2026

State of New York

County of Clinton

Sworn to and subscribed before me this 6 day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027